



## SCOPE OF WORK: SUB-SURFACE PEST ERADICATION

Squirrel Carbon Dioxide (CO<sub>2</sub>) & Carbon Monoxide (CO) Service

### PREPARED FOR:

Western Hills Water District

9501 Morton Davis Dr., Patterson, CA 95363

DATE: July 13, 2026

## 1. Project Overview

This Scope of Work (SOW) outlines the targeted abatement of ground squirrels across residential perimeters and golf course segments using specialized CO<sub>2</sub>/ Carbon Monoxide burrow injection. Treatment intensity is scaled based on active burrow density at each site.

## 2. Location Breakdown & Pricing

| Location / Site                    | Scope Details                                                         | Time     | Price    |
|------------------------------------|-----------------------------------------------------------------------|----------|----------|
| Flood Basin Homes                  | 20 homes; intensive subsurface CO <sub>2</sub> burrow treatment.      | 4 Days   | \$9,600  |
| Cabernet Court                     | 26 homes; comprehensive CO <sub>2</sub> burrow treatment and sealing. | 5 Days   | \$12,000 |
| Hole #1 (Legends)                  | 15 homes; CO <sub>2</sub> treatment and fairway end injection.        | 1 Day    | \$2,400  |
| Fire House                         | Standard probing and spot CO <sub>2</sub> treatment.                  | 0.5 Day  | \$1,200  |
| Hole #18 (Ranch)                   | Tee box hillside injection.                                           | 0.5 Day  | \$1,200  |
| Holes #2, 6, 7, 13, 14, 15 (Ranch) | Standard passes and heavy CO <sub>2</sub> treatment on Hole #2.       | 3.5 Days | \$8,400  |
| Morton Davis Dr                    | Detailed ID and treatment.                                            | 1 Day    | \$2,400  |
| Clubhouse                          | Full treatment along Diablo Grande Parkway.                           | 3 Days   | \$7,200  |

*Note: Half-day projects will be combined into full service days for scheduling efficiency.*

*Also, days and times of service will be coordinated according to a schedule that will be implemented once phase #2 projects are approved.*

### 3. Cost & Time Summary

- Total Labor Time: 18.5 Days
- Total Initial Project Cost: \$44,400
- Ongoing Maintenance Cost for all areas: \$12,000

\$ 188,400

### 4. Conditions

1. **Treatment Method:** Service utilizes pressurized Carbon Dioxide (CO2)/ Carbon Dioxide injected directly into active burrow systems to humanely eradicate ground squirrels.
2. **Mowing/Clearing:** Mowing at Hole #1 Legends Course is limited to the specified 15 feet beyond the cart path (necessary to expose concealed burrow openings for treatment). Any additional mechanical clearing will require a change order.
3. **Heavy Infestations:** "Heavy" areas are budgeted for higher volumes of CO2 gas and increased labor time to ensure complex, multi-tunnel burrow systems are completely saturated.
4. **Site Access:** Assumes unrestricted access to all cart paths, residential perimeters, and fairways for heavy gas cylinders and treatment equipment during scheduled working hours.
5. **Note:** Time frames listed are estimates of the maximum days needed to complete each area. Any variation in the actual time taken to complete the job will not alter the cost of the services rendered per area.

### 5. Terms & Conditions

The acceptance of this proposal shall be subject to the following terms and conditions:

1. **The prices include all materials and first-class workmanship:** The Company is authorized and directed to use on or about the premises serviced with this agreement, such compounds and materials as it shall deem necessary to effect the contemplated treatment. All possible care will be used in applying the treatment; however, the nature of the work is such that the Company cannot be responsible for domestic animals, stains, discolorations, or causes beyond reasonable care, except those caused by acts of gross negligence on the part of the company.
2. **Public liability and property damage:** Insurance against injury to members of the public from accidents which may arise from operations performed under THIS AGREEMENT, will be carried by the Company, and a certificate of insurance will be issued to Customer, upon request.
3. **Corrective service fees:** are payable on completion, unless another payment plan is provided for. Monthly payments are due within 30 days after each monthly invoice.
4. **Co-operation:** An essential part of our control measures is the cooperation of the Customer. The Customer, therefore, warrants full cooperation with the Company during the lifetime of this agreement and agrees to maintain premises free from any factor or condition contributing to re-infestation by vermin and rodents, such as proper garbage disposal, repairing broken windows and doors, holes in foundation, leaking roofs, etc. If a service date has been mutually agreed upon by the Company and the Customer, it will be the Customer's responsibility to pay for the service if the Company has attempted to render service at the Customer's property.
5. **Term:** Service Agreements shall be extended from month to month. Either party may cancel the service agreement at any time with 30 days written notice.
6. **Deviations; Changes:** Any deviation from the above involving extra cost of material and labor will become an extra charge. If conditions require the Company to use specialized equipment or chemicals to control any insects or rodents, the Company shall advise the Customer of the additional costs. No alterations or variation of the terms of this contract shall be valid unless made in writing and approved by a manager of the Company.
7. **Service Suspension:** Should it become necessary to temporarily discontinue a periodic service, due to causes beyond our control, it is agreed that the periodic installments due under this agreement will be suspended, until service is again resumed, and that such temporary discontinuance of service, will in no way breach this agreement.



8. **Service Warranties:** All service warranties under this agreement will become null and void should balance or payment exceed 60 days.
9. **Returned Checks:** Any check returned to us for insufficient funds will be assessed an additional \$25 fee.
10. **Payment Default:** Upon default of any payment, the entire amount of the contract becomes due immediately. In the event collection on the amount becomes necessary, the Customer agrees to pay all costs of collection, including but not limited to court costs, attorney fees up to and including one-third of the amount of the balance and interest.
11. **Multiple Housing Units and Rental Properties:** For multiple housing units and rental properties, the Customer will assure that access is provided to individual living units.
12. **Moisture:** Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of household pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew, and other fungi. The Company does not possess the knowledge or expertise to identify mold, mildew or other fungi. The Company also does not possess the knowledge or expertise necessary to give opinion on or offer remediation of the effects of mold, mildew, or other fungi, including decay and non-decay fungi, on structures or on air quality. Moisture conditions, mold, mildew, or other fungi-related conditions should be identified, evaluated, and corrected by a professional trade with expertise in the field. The Company is not qualified to and does not render an opinion regarding potential human health risks or effects on the body that may result from exposure to mold, mildew, or other fungi. Human exposure to mold, mildew, or other fungi can be enhanced anytime structural components are disturbed, such as through remediation of pest-related problems. It is the customer's responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores, or fungi; health-related issues, or indoor air quality to a qualified professional. The Company is not responsible for personal injury or property damage resulting from the presence, disruption, or dispersal of mold, mold spores, mildew, or fungi, even if the Company inadvertently causes such disruption or dispersal by its inspection or treatment of pest-related problems.
13. **Compensation or Repairs:** This Service Agreement does not provide for compensation or repairs for any loss of use or damage to property or its contents from including but not limited to: insects or animals (covered or not covered on the front of this Service Agreement), moisture, decay, fungi and mold/mildew.
14. **Mandatory Arbitration:** Claims, disputes and other matters in question between the parties to this agreement arising out of or relating to the agreement or warranty shall be submitted to arbitration by a single neutral arbitrator. The customer's damages in any arbitration or lawsuit shall be limited to the costs of labor and materials incurred in connection with this agreement.
15. **Fuel/Transportation Surcharge:** Like many other companies that are highly impacted by the price of gasoline, the large increase in gas prices has necessitated that we implement a per visit fuel surcharge in certain areas. This surcharge will be calculated using the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy each month versus the average price of gasoline per gallon in 2010. Since we are only trying to recover our extra costs, and we are not attempting to profit from this surcharge, the surcharge will be adjusted monthly (up or down) with the price of gasoline.
16. **Rental items:** All rental items and items listed in the "Equipment Included with Agreement" section of this Service Agreement, remain the property of the Company, and the Company will maintain the same. The Company will replace rental items as required except for those items lost or damaged due to Customer's neglect, in which event the Customer will be responsible for replacement cost. The Company will be granted access to Customer's location to recover the rental items at the expiration of this agreement, or at any time the open balance on Customer's account exceeds sixty days.
17. **Corruption, competition and bribery:** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
18. **Jurisdiction:** Any and all disputes, claims or lawsuits related to this Agreement or to the services shall be determined in accordance with the laws of California.
19. **Liability and Responsibility:** The Customer agrees that the work provided under this Agreement is not to be construed as insurance, or as a covenant, guarantee, warranty, or promise of any kind that the Customer is in compliance with any legal guidelines or requirements. Company disclaims any liability or responsibility regarding the practices and operations of the Customer, and bears no responsibility or liability for whether the Customer carries out the recommendations made by Company and in no event will Company be liable for consequential, indirect or economic damages. The Customer shall indemnify and hold Company harmless from and against all claims, demands, liabilities, obligations and attorneys' fees or costs brought by any third parties, arising out of or related to this Agreement or by failure of the Customer to act in accordance with any legal requirements in connection with the Services. Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control. The company will be responsible for only those damages, claims, causes of action, injuries or legal costs caused by its own direct negligence or misconduct, but then only to an amount not to exceed the annual fees charged under this Agreement.

5. Approvals

|                                                                                                                            |                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Rentokil Terminix</b><br>Name: <u>Jesse Sandoval</u><br>Title: <u>RAE</u><br>Date: <u>7/13/2026</u><br>Signature: _____ | <b>Western Hills Water District</b><br>Name: _____<br>Title: _____<br>Date: _____<br>Signature: _____ |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

**Flood Basin Homes, appox 20, heavy infestation**

**Cabernet Court, 26 homes, heavy infestation**

**Hole #1 (Legends) 15 homes, heavy first 4, moderate remainder, need to treat burrows on other side of cart path**

**Fire House alley, light infestation**

**Hole #18 on Ranch, tee boxes on hillside**

**Holes #2,6,7,13,14,15, homes up against the course, light infestation**

**Morton Davis Drive, 20 mph sign**

**Clubhouse, and surrounding area down to DG Parkway, heavy infestation**